184.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,044,500 / 1,044,500
					USE VALUE:	1,044,500 / 1,044,500
					ASSESSED:	1,044,500 / 1,044,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CAMPBELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELFIKY NEFISSA & AYMEN
Owner 2:	
Owner 3:	
Street 1:	10 CAMPBELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VOLKOV VITALY/TETYANA -
Owner 2:	-
Street 1:	10 CAMPBELL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 2738 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6850.000	606,600		437,900	1,044,500
Total Card	0.157	606,600		437,900	1,044,500
Total Parcel	0.157	606,600		437,900	1,044,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.48 /Parcel: 381.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123967

GIS Ref

GIS Ref

Insp Date 07/10/18

!14326!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	606,600	0	6,850.	437,900	1,044,500		Year end	12/23/2021
2021	101	FV	589,100	0	6,850.	437,900	1,027,000		Year End Roll	12/10/2020
2020	101	FV	589,400	0	6,850.	437,900	1,027,300	1,027,300	Year End Roll	12/18/2019
2019	101	FV	448,000	0	6,850.	437,900	885,900	885,900	Year End Roll	1/3/2019
2018	101	FV	448,000	0	6,850.	369,000	817,000	817,000	Year End Roll	12/20/2017
2017	101	FV	448,000	0	6,850.	337,800	785,800	785,800	Year End Roll	1/3/2017
2016	101	FV	448,000	0	6,850.	287,700	735,700	735,700	Year End	1/4/2016
2015	101	FV	430,700	0	6,850.	250,200	680,900	680,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:47:13

LAST REV

Date	Time
07/27/18	10:08:09
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14326

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOLKOV VITALY/T	62983-245		11/26/2013		730,000	No	No		
INDINGARO AUDRE	46861-604		1/23/2006	Change>Sale	398,500	No	No		
INDINGARO ROSE	33226-290		7/18/2001	Family	1	No	No		
	8498-378		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2008	16	Manual	1,500					pellet stove
6/16/2006	481	Addition	140,000			G8	GR FY08	SFL ADD OVER HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Entry Denied	372	PATRIOT
6/15/2006	MLS	HC	Helen Chinal
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6850		Sq. Ft.	Site		0	70.	0.91	7									437,851						437,900	

Total AC/HA:	0.15725	Total SF/SM:	6850	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,851	Spl Credit		Total:	437,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07510114
Const Adj.:	0.99247509
Adj $ / SQ:	138.711
Other Features:	99960
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635857
Depreciation:	29249
Depreciated Total:	606607

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	3	
Totals			
1	12	3	

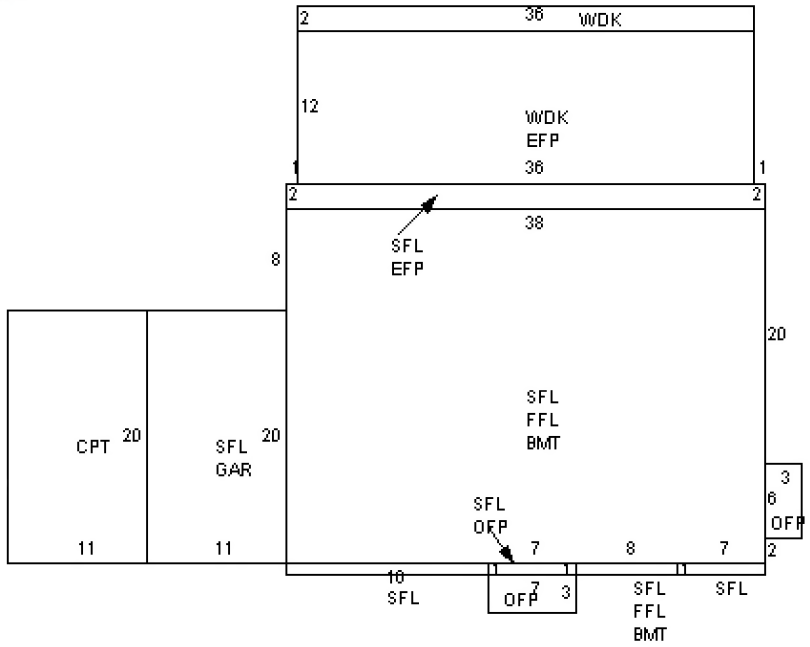
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.84
Special Features:	0	Val/Su Net:	120.36
Final Total:	606600	Val/Su SzAd	245.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,398	138.710	193,919
BMT	Basement	1,072	48.380	51,859
FFL	First Floor	1,072	138.710	148,699
EFP	Enclos Porch	508	32.340	16,428
WDK	Deck	504	7.920	3,994
CPT	Carport	220	13.080	2,878
GAR	Garage	220	26.170	5,756
OFP	Open Porch	46	43.670	2,009
	Net Sketched Area:	5,040	Total:	425,542

Size Ad	2470	Gross Area	5040	FinArea	2738

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc